

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: MISSOURI VALLEY
Local Government Number: 43G404

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|---|-----------|---------------------------------|
| MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL | 43003 | 2 |
| MISSOURI VALLEY SOUTH URBAN RENEWAL | 43006 | 2 |
| MISSOURI VALLEY 2014 URBAN RENEWAL | 43900 | 0 |

TIF Debt Outstanding: 451,410

| | | |
|---------------------------------------|----------|--|
| TIF Sp. Rev. Fund Cash Balance | | Amount of 07-01-2013 Cash Balance |
| as of 07-01-2013: | 0 | Restricted for LMI |

| | |
|--------------------------------|----------------|
| TIF Revenue: | 105,326 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 105,326 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 105,326 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 105,326 |

| | | |
|---------------------------------------|----------|--|
| TIF Sp. Rev. Fund Cash Balance | | Amount of 06-30-2014 Cash Balance |
| as of 06-30-2014: | 0 | Restricted for LMI |

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 346,084**

Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL
 UR Area Number: 43003
 UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM | 43090 | 43092 | 3,172,240 |
| MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM | 43091 | 43093 | 0 |

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 222,737 | 0 | 7,314,614 | 2,455,275 | 0 | 0 | 9,992,626 | 0 | 9,992,626 |
| Taxable | 133,495 | 0 | 7,314,614 | 2,455,275 | 0 | 0 | 9,903,384 | 0 | 9,903,384 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

| | |
|--------------------------------|----------------|
| TIF Revenue: | 105,321 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 105,321 |
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 105,321 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 105,321 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

West-I water & sewer extention

| | |
|----------------------|--|
| Description: | extend water and sewer lines west along Hwy 30 |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

Carry-On Trailer

| | |
|----------------------|-----------------------------------|
| Description: | water and sewer lines to Carry-on |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

2012A G.O. Bond

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 190,000 |
| Interest: | 11,405 |
| Total: | 201,405 |
| Annual Appropriation?: | No |
| Date Incurred: | 04/25/2012 |
| FY of Last Payment: | 2015 |

Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

| | |
|-------------------------|--------------------------------|
| TIF Expenditure Amount: | 9,216 |
| Tied To Debt: | 2012A G.O. Bond |
| Tied To Project: | West-I water & sewer extention |

| | |
|-------------------------|------------------|
| TIF Expenditure Amount: | 96,105 |
| Tied To Debt: | 2012A G.O. Bond |
| Tied To Project: | Carry-On Trailer |

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

| | |
|----------------------------------|---|
| Local Government Name: | MISSOURI VALLEY (43G404) |
| Urban Renewal Area: | MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003) |
| TIF Taxing District Name: | MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM |
| TIF Taxing District Inc. Number: | 43092 |
| TIF Taxing District Base Year: | 1994 |
| FY TIF Revenue First Received: | 1996 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | 07/1995 |
| Blighted | 07/1995 |
| Economic Development | 07/1995 |

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 7,314,614 | 2,455,275 | 0 | 0 | 9,769,889 | 0 | 9,769,889 |
| Taxable | 0 | 0 | 7,314,614 | 2,455,275 | 0 | 0 | 9,769,889 | 0 | 9,769,889 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 1,218,413 | 8,551,476 | 3,172,240 | 5,379,236 | 194,267 |

FY 2014 TIF Revenue Received: 105,321

TIF Taxing District Data Collection

| | |
|----------------------------------|--|
| Local Government Name: | MISSOURI VALLEY (43G404) |
| Urban Renewal Area: | MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003) |
| TIF Taxing District Name: | MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM |
| TIF Taxing District Inc. Number: | 43093 |
| TIF Taxing District Base Year: | 1994 |
| FY TIF Revenue First Received: | 1996 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | 07/1995 |
| Blighted | 07/1995 |
| Economic Development | 07/1995 |

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 222,737 | 0 | 0 | 0 | 0 | 0 | 222,737 | 0 | 222,737 |
| Taxable | 133,495 | 0 | 0 | 0 | 0 | 0 | 133,495 | 0 | 133,495 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 132,732 | 90,005 | 0 | 90,005 | 2,235 |

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM | 43084 | 43085 | 0 |
| MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM | 43087 | 43086 | 0 |

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 439,031 | 5,254,498 | 7,945,542 | 684,058 | 0 | -28,706 | 14,294,423 | 0 | 14,294,423 |
| Taxable | 263,126 | 2,775,245 | 7,945,542 | 684,058 | 0 | -28,706 | 11,639,265 | 0 | 11,639,265 |
| Homestead Credits | | | | | | | | | 61 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

| | |
|--------------------------------|----------|
| TIF Revenue: | 5 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 5 |

| | |
|-------------------------------|----------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 5 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 5 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For MISSOURI VALLEY SOUTH URBAN RENEWAL

Spec Bldg

| | |
|----------------------|-----------------------------------|
| Description: | constructing a spec building |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

1st Avenue Street Improvement

| | |
|----------------------|------------------------------|
| Description: | construction of First Avenue |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

Kirlin Street

| | |
|----------------------|-------------------------------|
| Description: | construction of Kirlin Street |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For MISSOURI VALLEY SOUTH URBAN RENEWAL

2012A General Obligation Bond

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 0 |
| Interest: | 5 |
| Total: | 5 |
| Annual Appropriation?: | No |
| Date Incurred: | 04/25/2014 |
| FY of Last Payment: | 2015 |

Non-Rebates For MISSOURI VALLEY SOUTH URBAN RENEWAL

| | |
|-------------------------|-------------------------------|
| TIF Expenditure Amount: | 5 |
| Tied To Debt: | 2012A General Obligation Bond |
| Tied To Project: | Spec Bldg |

| | |
|-------------------------|-------------------------------|
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | 2012A General Obligation Bond |
| Tied To Project: | 1st Avenue Street Improvement |

| | |
|-------------------------|-------------------------------|
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | 2012A General Obligation Bond |
| Tied To Project: | Kirlin Street |

TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 43085

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 1993 | | UR Designation |
| FY TIF Revenue First Received: | 1995 | Slum | 07/1994 |
| Subject to a Statutory end date? | No | Blighted | 07/1994 |
| | | Economic Development | 07/1994 |

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 5,254,498 | 7,945,542 | 684,058 | 0 | -28,706 | 13,855,392 | 0 | 13,855,392 |
| Taxable | 0 | 2,775,245 | 7,945,542 | 684,058 | 0 | -28,706 | 11,376,139 | 0 | 11,376,139 |
| Homestead Credits | | | | | | | | | 61 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 6,130,509 | 7,753,589 | 0 | 7,753,589 | 280,015 |

FY 2014 TIF Revenue Received: 5

TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 43086

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 1993 | | UR Designation |
| FY TIF Revenue First Received: | 1995 | Slum | 07/1994 |
| Subject to a Statutory end date? | No | Blighted | 07/1994 |
| | | Economic Development | 07/1994 |

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 439,031 | 0 | 0 | 0 | 0 | 0 | 439,031 | 0 | 439,031 |
| Taxable | 263,126 | 0 | 0 | 0 | 0 | 0 | 263,126 | 0 | 263,126 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 97,781 | 263,126 | 0 | 263,126 | 6,534 |

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL
 UR Area Number: 43900

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|-------------|------------------|----------------------------|
|--|-------------|------------------|----------------------------|

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | | | |
|---|----------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: | 0 | 0 | Amount of 07-01-2013 Cash Balance Restricted for LMI |
|---|----------|----------|---|

| | | | |
|--------------------------------|----------|--|--|
| TIF Revenue: | 0 | | |
| TIF Sp. Revenue Fund Interest: | 0 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| Total Revenue: | 0 | | |

| | | | |
|-------------------------------|----------|--|--|
| Rebate Expenditures: | 0 | | |
| Non-Rebate Expenditures: | 0 | | |
| Returned to County Treasurer: | 0 | | |
| Total Expenditures: | 0 | | |

| | | | |
|---|----------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: | 0 | 0 | Amount of 06-30-2014 Cash Balance Restricted for LMI |
|---|----------|----------|---|

Projects For MISSOURI VALLEY 2014 URBAN RENEWAL

Longview Dev rebate agreement

| | |
|----------------------|---|
| Description: | rebate agreemtn for ten-unit townhome complex |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

Longview/Sunnyside Sewer project

| | |
|----------------------|---|
| Description: | new sewer main from Longview thru Sunnyside to Hwy 30 |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For MISSOURI VALLEY 2014 URBAN RENEWAL

Longview Developer Agreement

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 250,000 |
| Interest: | 0 |
| Total: | 250,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 04/04/2014 |
| FY of Last Payment: | 2026 |